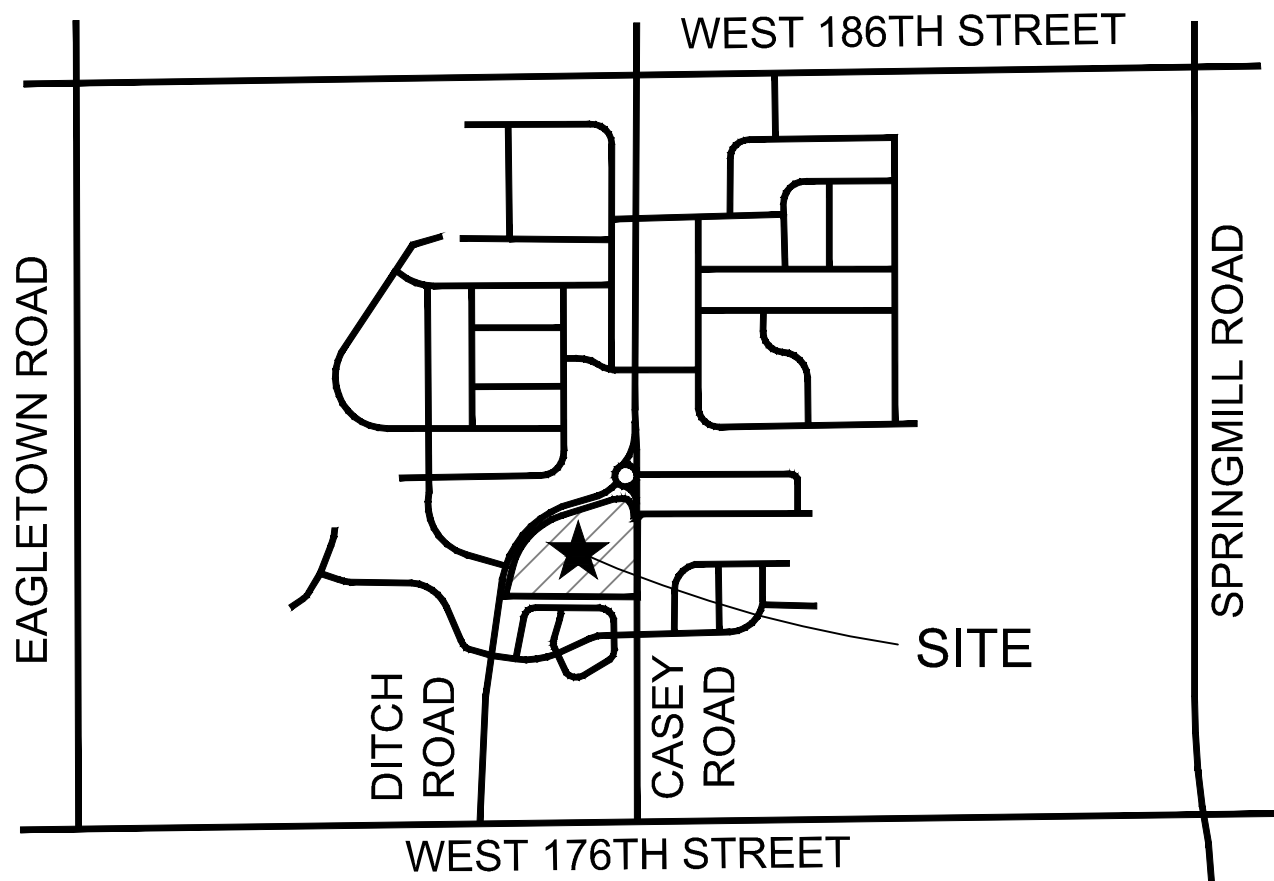
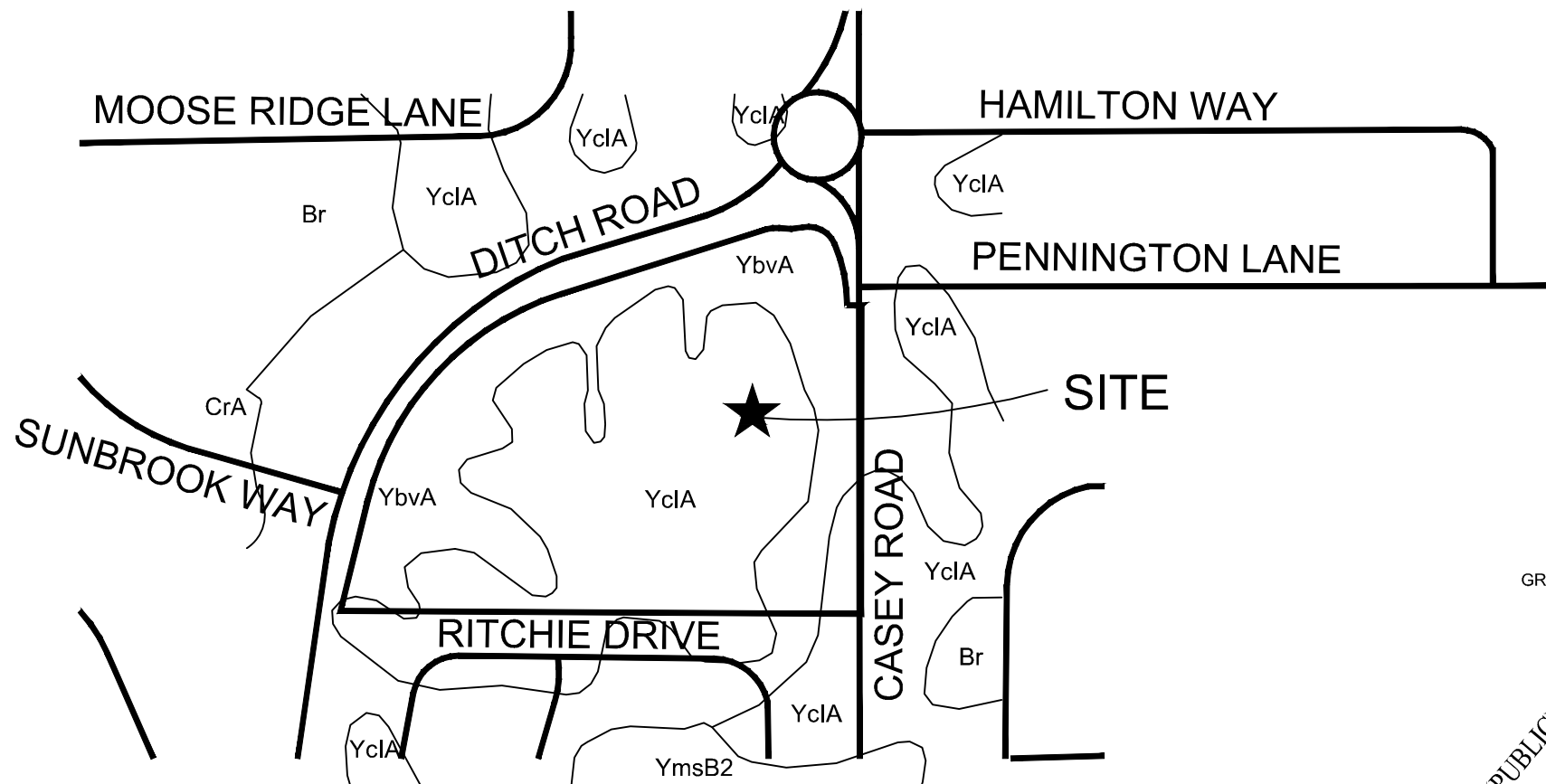


LOCATION: D:\Civil\3D Projects\2021\W210333\Engineering\primary\primary.dwg  
DATE: November 11, 2021 - 2:41pm  
PLOTTER: HP - vrtg



VICINITY MAP



SOILS MAP

SOIL SERIES	DESCRIPTION
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUART OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAT OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013031598), ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, 462.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 538.79 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 908.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY; (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 199.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 76 DEGREES 09 MINUTES 43 SECONDS EAST 505.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 517.13 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 29 MINUTES 23 SECONDS WEST 505.00 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 37 SECONDS EAST 375.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE 22.45 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 69.48 FEET TO A POINT WHICH BEARS NORTH 67 DEGREES 15 MINUTES 45 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 67 DEGREES 15 MINUTES 45 SECONDS WEST 275.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.993 ACRES, MORE OR LESS.

OPERATING AUTHORITIES

CITY OF WESTFIELD  
COMMUNITY DEVELOPMENT  
ATTENTION: KEVIN TODD  
2706 EAST 171ST STREET  
WESTFIELD, IN 46074  
317-804-3172

HAMILTON COUNTY HEALTH DEPT.  
ATTENTION: DR. CHARLES HARRIS  
18030 FOUNDATION DRIVE, SUITE A  
NOBLESVILLE, IN 46060-2229  
317-776-8500

MARATHON PIPELINE COMPANY, LLC  
ATTENTION: AUSTIN GUYER  
10722 EAST COUNTY ROAD 300 NORTH  
INDIANAPOLIS, IN 46234  
317-291-9460

WESTFIELD FIRE DEPARTMENT  
ATTENTION: MARCUS REED  
17535 DARTOWN ROAD  
WESTFIELD IN 46074  
317-896-2704

HAMILTON COUNTY SURVEYOR'S OFFICE  
ATTENTION: KENTON WARD  
1 HAMILTON COUNTY SQUARE, STE. 188  
NOBLESVILLE, IN 46060  
317-776-9626

DUKE ENERGY (ELECTRIC)  
ATTENTION: TRENT GODSEY  
16475 SOUTH PARK DRIVE  
WESTFIELD, IN 46074  
317-896-6711

METRONET  
ATTENTION: CHRIS BLUTO  
3701 COMMUNICATIONS WAY  
EVANSVILLE, IN 47715  
317-465-1046

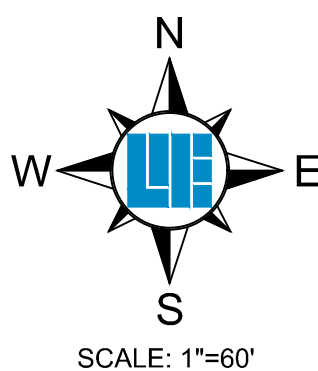
CITIZENS WATER AND WASTEWATER  
OF WESTFIELD, LLC  
ATTENTION: BRANDON CARTER  
2150 DR. MARTIN LUTHER KING JR. STREET  
INDIANAPOLIS, INDIANA 46202  
317-850-9055

HAMILTON COUNTY HIGHWAY DEPT.  
ATTENTION: DAVE LUCAS  
1700 SOUTH 10TH STREET  
NOBLESVILLE, IN 46060  
317-774-7770

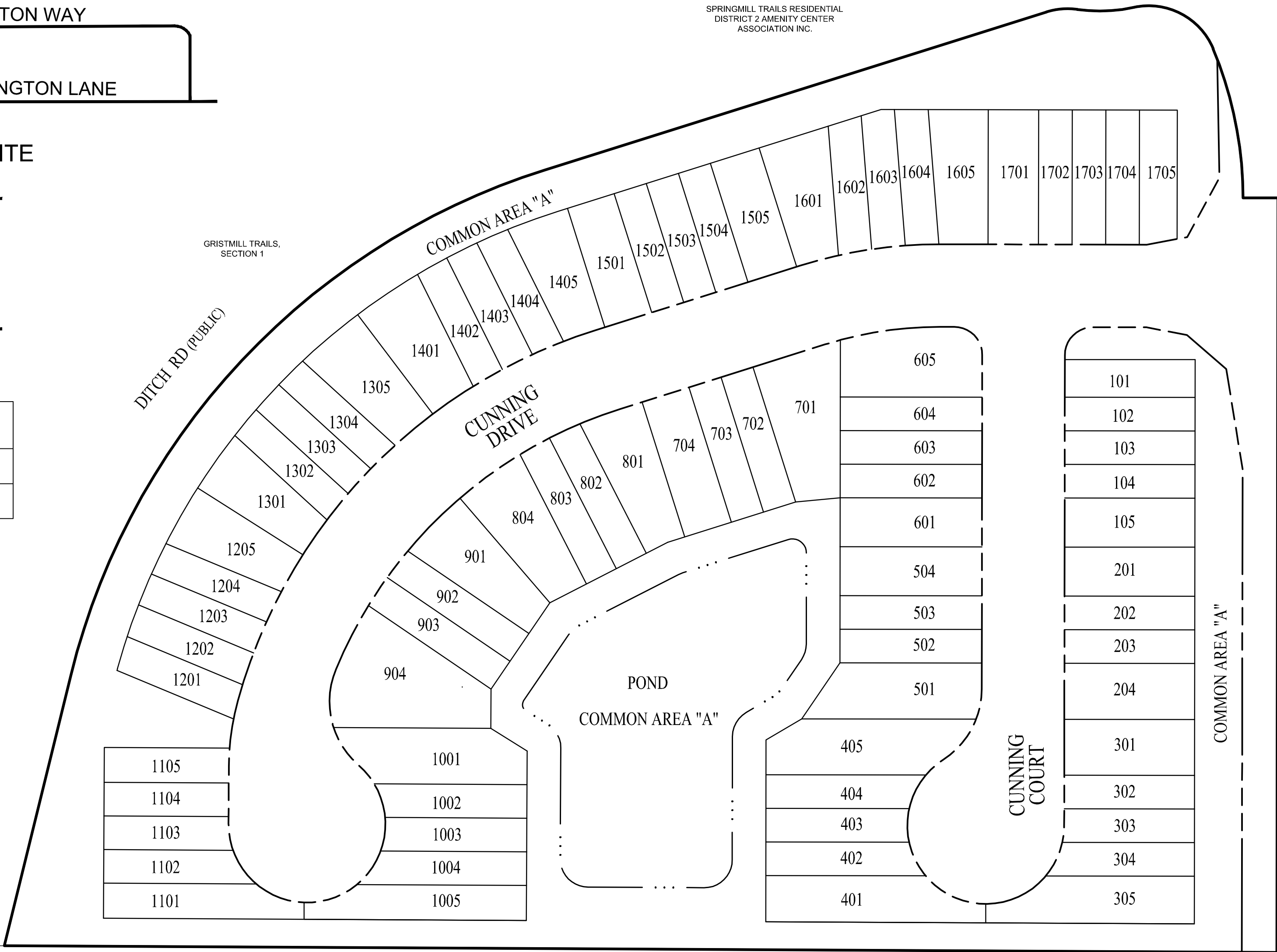
CITIZENS GAS OF WESTFIELD  
ATTENTION: RICHARD MILLER, JR.  
2150 DR. MARTIN LUTHER KING DRIVE  
INDIANAPOLIS, IN 46202-1162  
317-696-4041

COMCAST CABLE  
ATTENTION: STEVE KREBS  
5858 NORTH COLLEGE AVENUE  
INDIANAPOLIS, IN 46220  
317-252-4007

AT&T (TELEPHONE)  
ATTENTION: STEVE KREBS  
5858 NORTH COLLEGE AVENUE  
INDIANAPOLIS, IN 46220  
317-252-4007



PRIMARY PLAT FOR  
**CASEY CORNER**  
17908 CASEY ROAD  
WESTFIELD, IN 46074



SITE MAP

SITE DATA

EXISTING ZONING: CASEY CORNER PUD

DEVELOPMENT STANDARDS:

NUMBER OF LOTS	80
MINIMUM LOT AREA	N/A
MINIMUM LOT FRONTAGE ON ROADS	N/A
MINIMUM SETBACK LINES:	
FRONT YARD	20'
SIDE YARD	N/A
REAR YARD	N/A
MINIMUM LOT WIDTH	N/A

ADJACENT ZONING:

North:  
South:  
East:  
West:

PUD  
PUD  
PUD  
PUD

PROPOSED:

Project Area: 10.99 Acres +/-  
Number of Proposed Lots: 80  
Proposed Density: 7.28 Units /Acre  
Common Areas:  
Common Area A: 137,449 sf  
Total Common Area: 137,449 sf (3.155 Ac)

OPEN SPACE CALCULATIONS:

Overall Site = 10.99 Ac.  
Total Open Space Provided = 6.29 Ac.  
Total Percentage Provided = 57.2 %

SHEET INDEX

SHEET NO.	DESCRIPTION
P001	COVER SHEET
P100	INFRASTRUCTURE EXHIBIT
P101-102	OVERALL DEVELOPMENT PLAN
P103-104	PRIMARY PLAT
L100	LANDSCAPE PLAN

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax

**WEIHE**  
**ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture  
*Build with confidence.*

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISIONS AND ISSUES	10/30/2021	JRV	W210333
REVISIONS AND ISSUES	11/05/2021	JRV	DWG NAME:
REVISIONS AND ISSUES	11/05/2021	JRV	P001
REVISIONS AND ISSUES	11/05/2021	JRV	DESIGNED BY:
REVISIONS AND ISSUES	11/05/2021	JRV	DRAWN BY:
REVISIONS AND ISSUES	11/05/2021	JRV	CHECKED BY:
REVISIONS AND ISSUES	11/05/2021	JRV	RMS
REVISIONS AND ISSUES	11/05/2021	JRV	DATE:

COVER SHEET

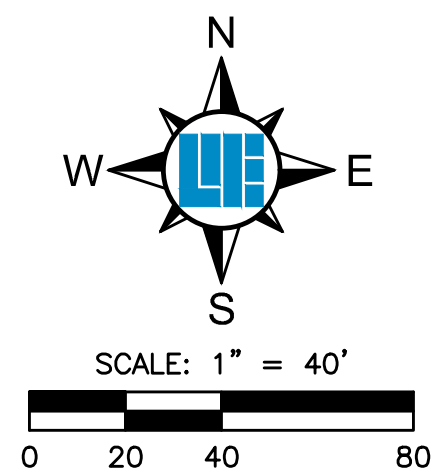
**CASEY CORNER**  
17908 CASEY ROAD, WESTFIELD, INDIANA 46074  
COVER SHEET

SHEET NO.  
**P001**  
PROJECT NO.  
W210333



LOCATION: 10505 N. College Avenue  
Indianapolis, Indiana 46280  
DATE: November 11, 2021 - 2:45pm  
DRAWN BY: J. WEIHE  
PLOT: 10/11/2021

## SITE PLAN

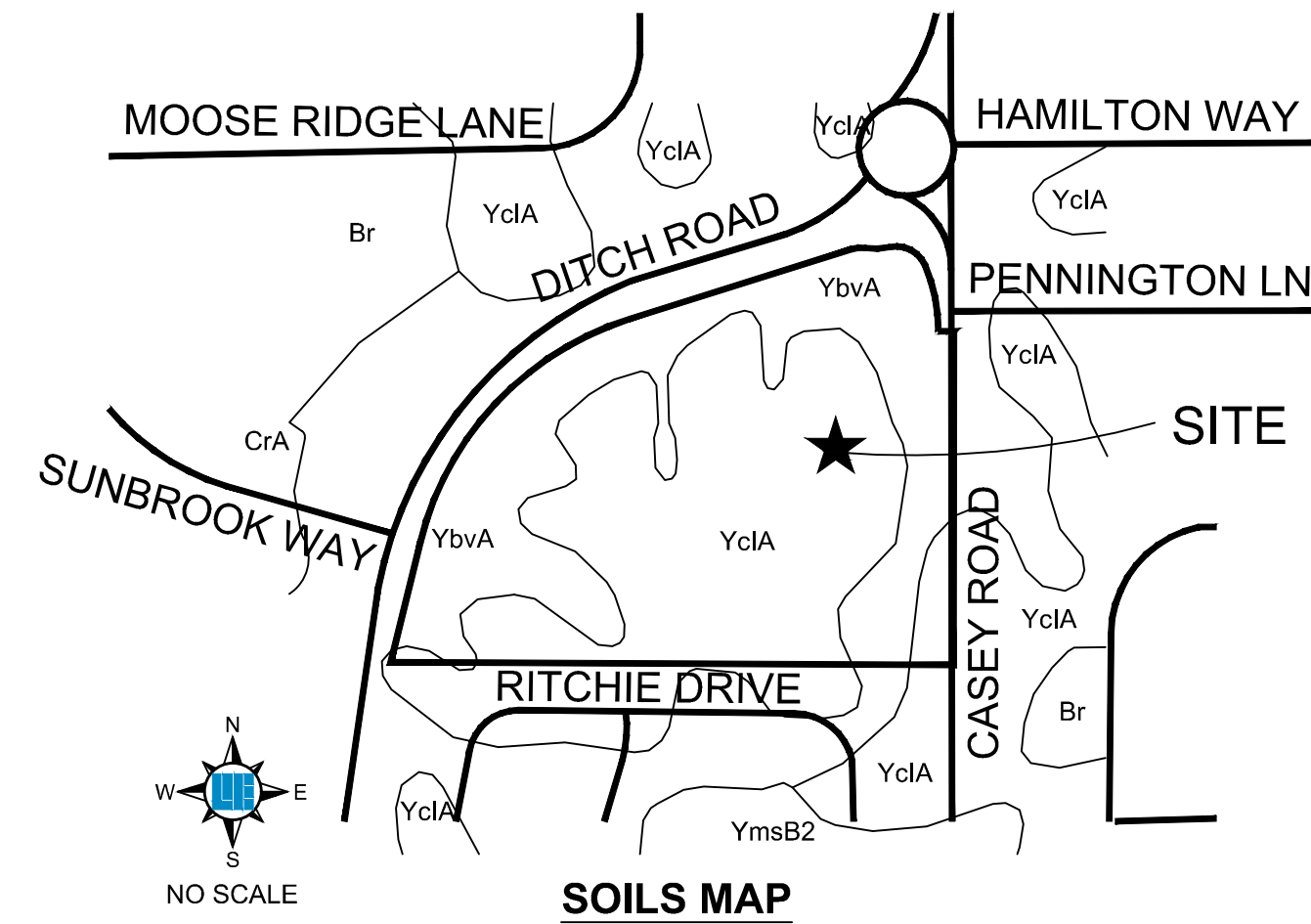
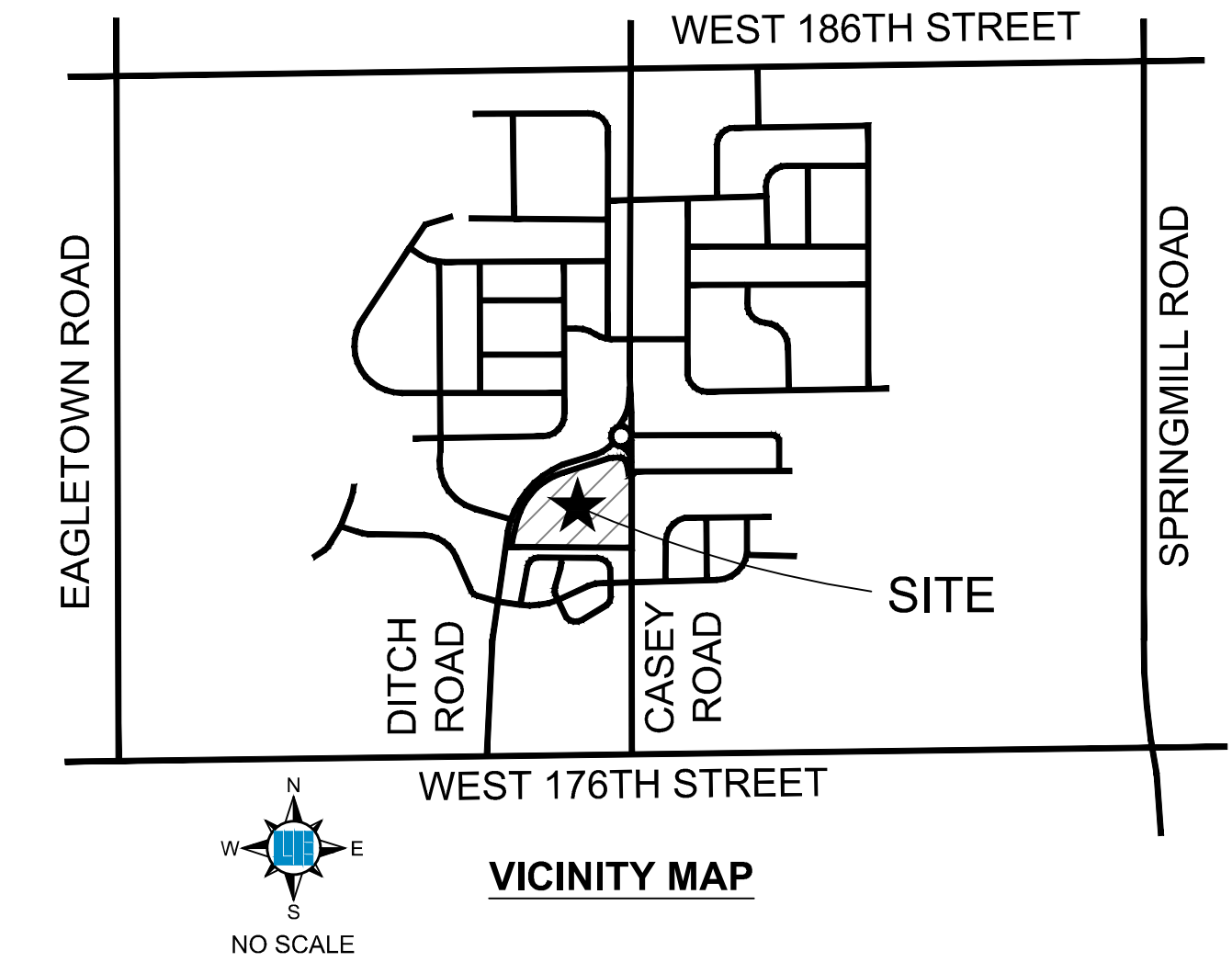


## LEGEND

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER MAIN
- MANHOLE
- STORM BEEHIVE INLET
- ⊞ STORM CURB INLET
- ▣ CONCRETE END SECTION

# CASEY CORNER INFRASTRUCTURE EXHIBIT

WASHINGTON TOWNSHIP  
WESTFIELD, INDIANA



SOIL SERIES	DESCRIPTION
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes

PLANS PREPARED FOR  
PLATINUM PROPERTIES MANAGEMENT CO., LLC.  
9757 WESTPOINT DRIVE, SUITE 600  
INDIANAPOLIS, INDIANA 46256  
TELEPHONE: (317) 863-2057  
CONTACT PERSON: TIMOTHY J. WALTER, P.E.  
EMAIL: twalter@platinum-properties.com



PLANS PREPARED BY  
WEIHE ENGINEERS  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, INDIANA 46280  
TELEPHONE: (317) 846-6611  
CONTACT PERSON: RICK M. ELLIS  
EMAIL: ellisr@weihe.net

**WEIHE  
ENGINEERS**  
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Landscape Architecture  
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DATE	BY	PROJECT NO.
10/30/2021	JRW	W210333
11/05/2021	JRW	DWG NAME
11/15/2021	JRW	DESIGNER
11/15/2021	JRW	DRAWN BY
11/15/2021	JRW	CHECKED BY
11/15/2021	JRW	RMS
10/20/2021	JRW	DATE

**CASEY CORNER**  
17908 CASEY ROAD, WESTFIELD, INDIANA 46074  
**INFRASTRUCTURE EXHIBIT**

SHEET NO.  
**P100**  
PROJECT NO.  
W210333

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



LOCATION: 15005 N. College Avenue  
Indianapolis, Indiana 46280  
DATE: November 11, 2021  
DRAWN BY: JRV  
CHECKED BY: RMS  
DATE: 10/20/2021  
PROJECT NO.: W210333  
DWG NAME: P101  
DESIGN: JRV  
DRAWN BY: JRV  
CHECKED BY: RMS  
DATE: 10/20/2021  
REVISIONS AND ISSUES  
REVISED LAYOUT TO EXPAND ROW FROM ST TO SR  
MISSING REVISIONS PER CLIENT  
LANDSCAPE PLAN ADDED

### GENERAL NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0128G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 51' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.

- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

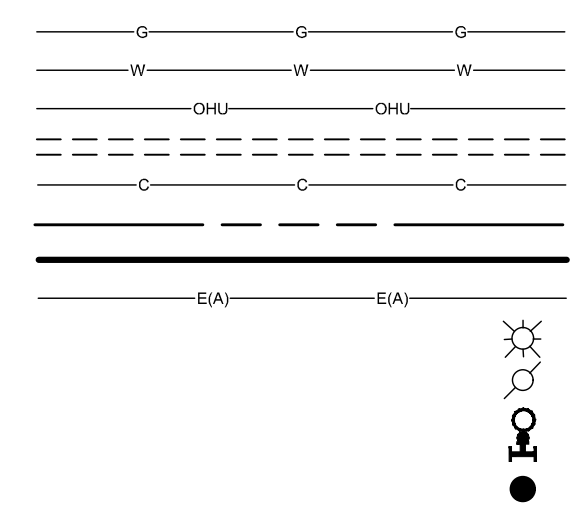
### PROJECT BM

LEE12 AZ1  
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ELEV. 915.74 (NAVD 88)

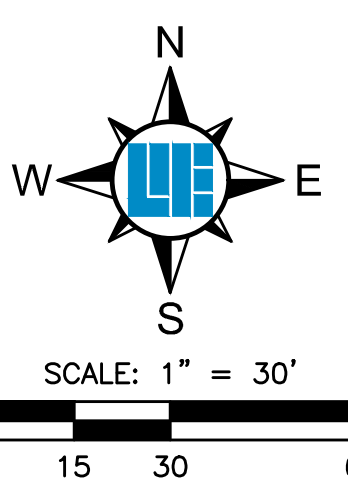
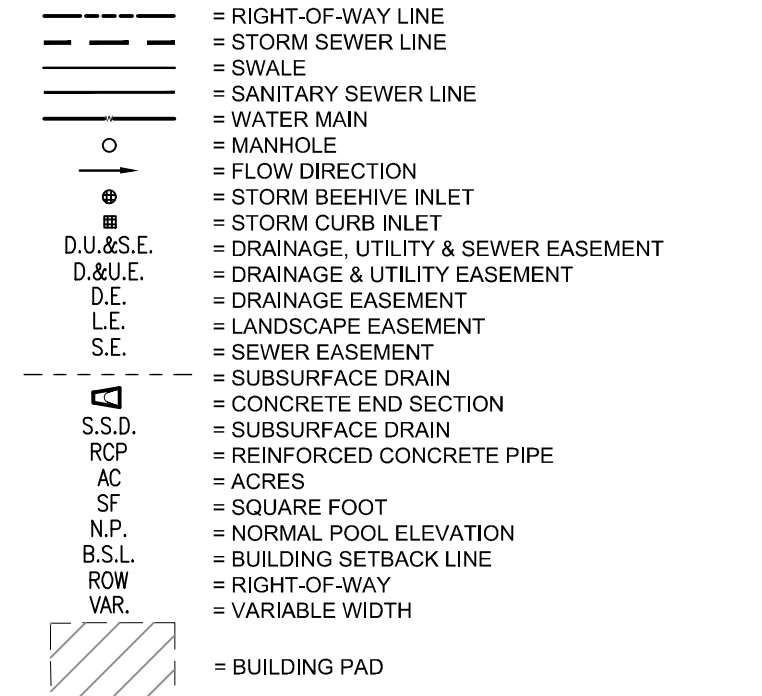
### SITE TBM

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.  
ELEV. 911.93 (NAVD 88)

### LEGEND: EX. CONDITIONS



### LEGEND: PROPOSED CONDITIONS



CASEY CORNER

17908 CASEY ROAD, WESTFIELD, INDIANA 46074

OVERALL DEVELOPMENT PLAN

SHEET NO.

P101

PROJECT NO.

W210333

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net

WEIHE  
ENGINEERS

Land Surveying | Civil Engineering  
Landscape Architecture

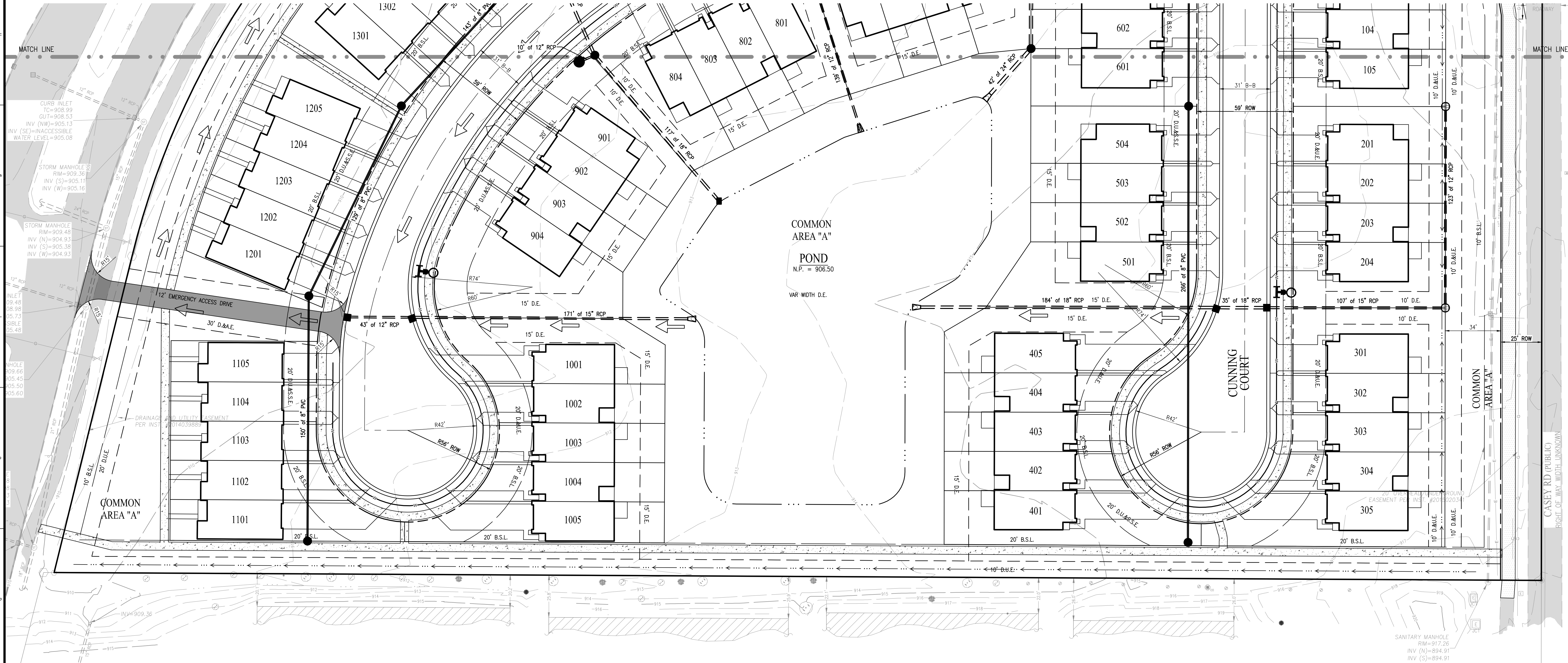
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISED LAYOUT TO EXPAND ROW FROM ST TO SR	10-30-2021	JRV	W210333
MISSING REVISIONS PER CLIENT	11-05-2021	JRV	DWG NAME
LANDSCAPE PLAN ADDED	11-17-2021	JRV	PH1
			DESIGN: JRV
			DRAWN BY: JRV
			CHECKED BY: RMS
			DATE: 10/20/2021



SEE SHEET P101



GENERAL NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0126G AND 18057C0126G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
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10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
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14. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.

17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

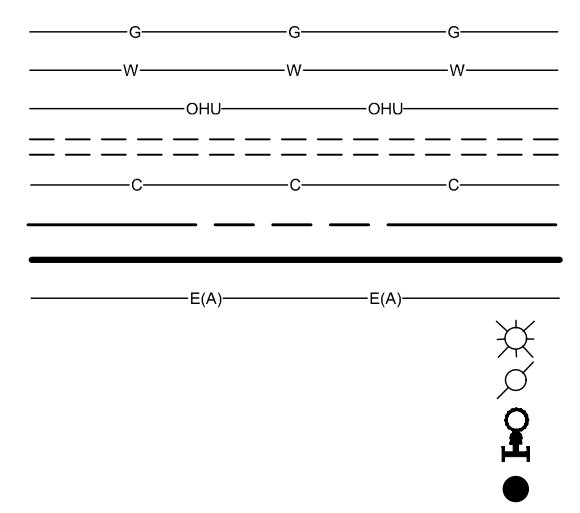
PROJECT BM

LEE12 AZ1  
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ELEV: 915.74 (NAVD 88)

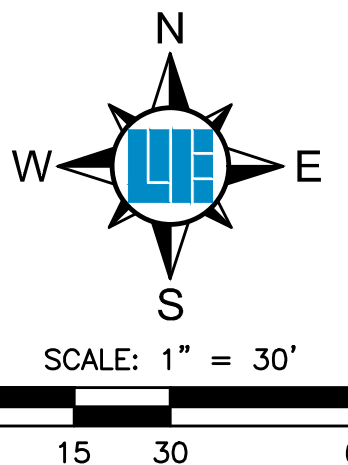
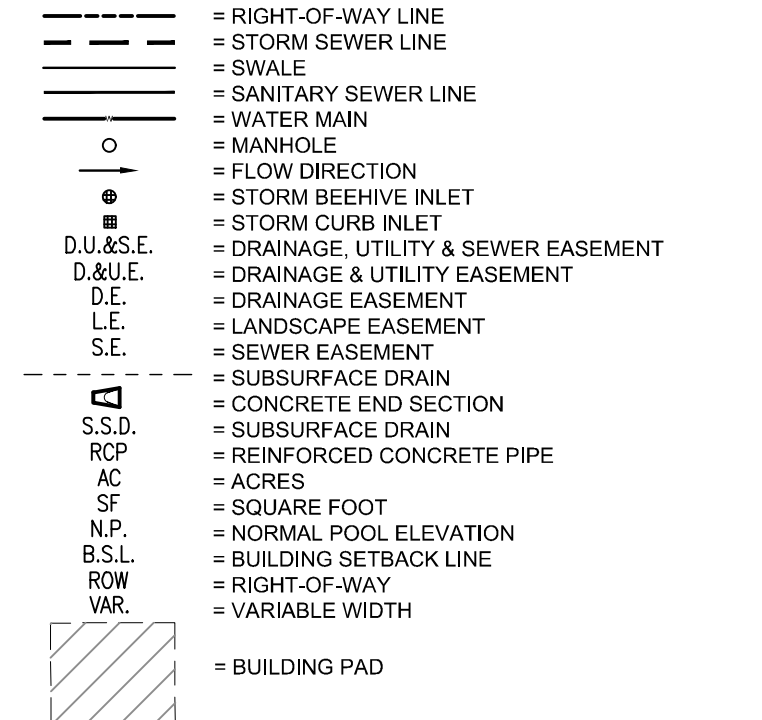
SITE TBM

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.  
ELEV: 911.93 (NAVD 88)

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



CASEY CORNER

17908 CASEY ROAD, WESTFIELD, INDIANA 46074

OVERALL DEVELOPMENT PLAN

SHEET NO.

P102

PROJECT NO.

W210333

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net

**WEIHE**  
**ENGINEERS**

Land Surveying | Civil Engineering  
Landscape Architecture

317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax

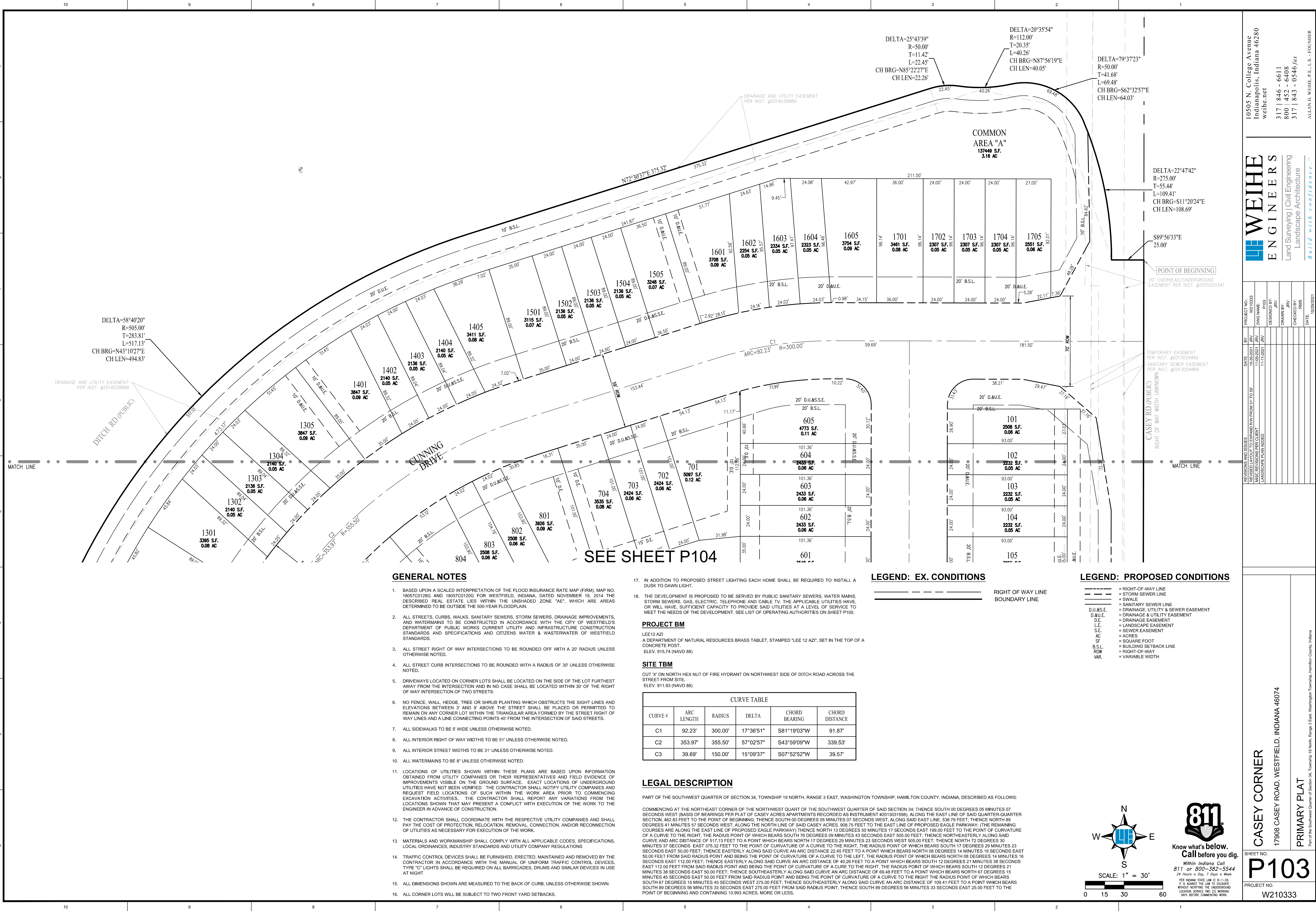
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
REVISED LAYOUT TO EXPAND R/W FROM ST TO SF	10-30-2021	JRV	W210333
MISSING REVISIONS PER CLIENT	11-05-2021	JRV	DWG NAME
LANDSCAPE PLAN ADDED	11-17-2021	JRV	PHD1
			DESIGNED BY
			DRAWN BY
			CHECKED BY
			RMS
			DATE

Part of the Southwest Quarter of Section 34, Township 19 North, Range 8 East, Washington Township, Hamilton County, Indiana



LOCATION: D:\Civil\3D Projects\2021\W210333\Engineering\plan\primary\p103.dwg  
DATE: 11/20/2021  
DRAWN BY: JRV  
CHECKED BY: JRV  
DATE: 11/20/2021  
PLOT: 11/20/21 11:48 AM



### GENERAL NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0120G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "AE", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 51' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
13. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
14. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.

17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

### PROJECT BM

LEE12 AZ1  
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZ1", SET IN THE TOP OF A CONCRETE POST.  
ELEV: 915.74 (NAVD 88)

### SITE TBM

CUT 'X' ON NORTH HEX NUT OF FIRE HYDRANT ON NORTHWEST SIDE OF DITCH ROAD ACROSS THE STREET FROM SITE.  
ELEV: 911.93 (NAVD 88)

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	92.23'	300.00'	17°36'51"	S81°19'03"W	91.87'
C2	353.97'	355.50'	57°02'57"	S43°59'09"W	339.53'
C3	39.69'	150.00'	15°09'37"	S07°52'52"W	39.57'

### LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

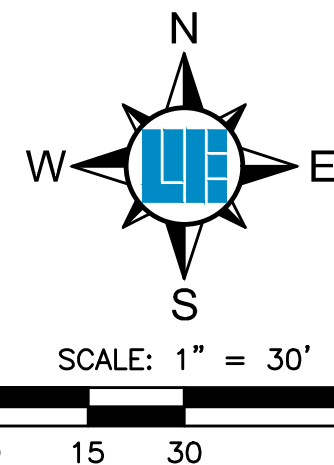
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUART OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS PER PLAT OF CASEY ACRES APARTMENTS RECORDED AS INSTRUMENT #2013031598), ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION, 482.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, 538.79 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID CASEY ACRES, 808.75 FEET TO THE EAST LINE OF PROPOSED EAGLE PARKWAY; (THE REMAINING COURSES ARE ALONG THE EAST LINE OF PROPOSED EAGLE PARKWAY) THENCE NORTH 13 DEGREES 50 MINUTES 17 SECONDS EAST 189.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 76 DEGREES 09 MINUTES 43 SECONDS EAST 505.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 917.13 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 29 MINUTES 23 SECONDS WEST 505.00 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 37 SECONDS EAST 375.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 23 SECONDS EAST 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE 22.45 FEET TO A POINT WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 50.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 14 MINUTES 16 SECONDS EAST 112.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 40.26 FEET TO A POINT WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 112.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 12 DEGREES 21 MINUTES 38 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 69.48 FEET TO A POINT WHICH BEARS NORTH 67 DEGREES 15 MINUTES 45 SECONDS EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 33 SECONDS WEST 275.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.41 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.993 ACRES, MORE OR LESS.

### LEGEND: EX. CONDITIONS

--- RIGHT OF WAY LINE  
--- BOUNDARY LINE

### LEGEND: PROPOSED CONDITIONS

--- = RIGHT-OF-WAY LINE  
--- = STORM SEWER LINE  
--- = SWALE  
--- = SANITARY SEWER LINE  
D.U.&S.E. = DRAINAGE, UTILITY & SEWER EASEMENT  
D.&U.E. = DRAINAGE & UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
L.E. = LANDSCAPE EASEMENT  
S.E. = SEWER EASEMENT  
AC = ACRES  
SF = SQUARE FOOT  
B.S.L. = BUILDING SETBACK LINE  
ROW = RIGHT-OF-WAY  
VAR. = VARIABLE WIDTH



CASEY CORNER  
17908 CASEY ROAD, WESTFIELD, INDIANA 46074

PRIMARY PLAT

SHEET NO.

P103

PROJECT NO.

W210333

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net

WEIHE  
ENGINEERS

Land Surveying | Civil Engineering  
Landscape Architecture

317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY
REVISED LAYOUT TO EXPAND ROW FROM ST TO SF	10/30/2021	JRV
MISSING REVISIONS PER CLIENT	11/20/2021	JRV
LANDSCAPE PLAN ADDED	11/20/2021	JRV

PROJECT NO.	W210333
DWG NAME	P103
DESIGNED BY	JRV
DRAWN BY	JRV
CHECKED BY	RMS
DATE	10/20/2021



IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE OR WILL HAVE SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

LEE12 AZI  
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12 AZI", SET IN THE TOP OF A  
CONCRETE POST.  
ELEV. 915.74 (NAVD 88)

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----	= RIGHT-OF-WAY LINE
----	= STORM SEWER LINE
----	= SWALE
----	= SANITARY SEWER LINE
D.U.&S.E.	= DRAINAGE, UTILITY & SEWER EASEMENT
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B.S.L.	= BUILDING SETBACK LINE
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VAR.	= VARIABLE WIDTH



SHEET NO.  
**P104**

PROJECT NO.  
**W210333**